

---

---

**S-4228**  
**CROWN CASTLE MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**March 10, 2011**

---

---

---

---

**S-4228**  
**CROWN CASTLE MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**March 10, 2011**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the owner, represented by Mona Couch, Crown Castle GT Co. LLC, and its surveyor, Benchmark Services, is seeking primary approval of a one lot subdivision, on 0.28 acres, located at the northwest corner of the US 231 and CR 275 S intersection, in Lafayette, Wea 6 (SW) 22-4.

Petitioner would like to be able to co-locate additional equipment from other cell phone companies on their existing primary communications towers. (In an effort to reduce the number of new cell towers, staff, as well as the City of Lafayette, also encourages co-location.) Because many cell towers were constructed when staff mistakenly believed petitioner was IURC regulated and therefore exempt from our regulations, many existing cell towers are currently illegal. In order to allow co-location, which would expand the use, the existing cell towers would have to be legally conforming. Petitioner is attempting to remedy these situations by subdividing, rezoning, and applying for variances on several cell towers.

**AREA ZONING PATTERNS:**

The proposed lot is currently zoned R1; although it is the subject of an I1 rezoning request on this same agenda (Z-2446). R1 zoning exists to the northwest, R1B to the east and A zoning to the southwest.

The parent tract has never been minor subdivided or parcelized in the past. Petitioner's property is a leftover remnant from what INDOT purchased for the US 231 project.

**AREA LAND USE PATTERNS:**

The site in question has an existing cell tower and several small equipment storage buildings within a fenced enclosure. A farm field is immediately to the northwest with small single-family subdivisions in the area to the west. Across US 231 to the east is a large single-family subdivision.

**TRAFFIC AND TRANSPORTATION:**

US 231 is a primary arterial; CR 275 S is a local road. Other than the existing driveway accessed from CR 275 S, a "no vehicular access" statement must be shown on the final plat. No additional right-of-way needs to be dedicated.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Because this lot will not be used for more than its current purpose, a covenant shall be added to the final plat that states: "The purpose of this lot is for a primary communications tower and accessory equipment buildings. No septic or sewer connection is necessary."

**CONFORMANCE WITH UZO REQUIREMENTS:**

The site meets the ordinance requirements for both lot with and lot area for both R1 and I1 zoned lots. If variances are necessary to meet buffer yard and building setback requirements, they would be heard by the Lafayette Division of the ABZA.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the US 231 and CR 275S right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted. If setback variances are granted prior to the recording of the final plat, the varied setbacks shall be shown on the final plat.
4. The street address and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
6. The following covenant shall be included: "The purpose of this lot is for a primary communications tower and accessory equipment buildings. No septic or sewer connection is necessary."